

REVISED

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:25 p.m., Tuesday, January 27, 2009
Glenn S. Dumke Auditorium

A. Robert Linscheid, Chair
Margaret Fortune, Vice Chair
Herbert L. Carter
George G. Gowgani
Curtis Grima
William Hauck
Peter G. Mehas
Lou Monville
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of November 18, 2008

1. Amend the 2008-2009 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2008-2009 Capital Outlay Program, State Funded, *Action*

Discussion Items

3. Status Report on the 2009-2010 State Funded Capital Outlay Program—Governor's Budget, *Information*
4. Report on Suspended State Funded Design and Construction Projects, *Information*
5. ~~Certify the Final Environmental Impact Report and Approve the Master Plan and Enrollment Ceiling for California State University, Monterey Bay, *Action*~~
6. Approval of Schematic Plans, *Action*

**MINUTES OF MEETING OF
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of the California State University
Office of the Chancellor
401 Golden Shore
Long Beach, California**

November 18, 2008

Members Present

A. Robert Linscheid, Chair
Margaret G. Fortune, Vice Chair
Jeffrey Bleich, Chair of the Board
Herbert L. Carter
George Gowgani
Curtis Grima
William Hauck
Peter G. Mehas
Lou Monville
Charles B. Reed, Chancellor

Approval of Minutes

The minutes for the September 2008 meeting were approved as submitted.

Amend the 2008-2009 Capital Outlay Program, Non-State Funded

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 11-08-16).

Final Report on the 2008-2009 State Funded Capital Outlay Program

With the concurrence of the committee, Chair Linscheid presented agenda item 2 as a consent information item.

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California State University, East Bay—Recreation and Wellness Center. With an audio-visual presentation, Assistant Vice Chancellor San Juan presented the item. All CEQA requirements on this project have been completed and staff recommends approval.

Ms. San Juan gave a presentation on Building Information Modeling (BIM), a process that simulates the design and construction of a project in three dimensions, and is in use for the Recreation and Wellness Center project at CSU East Bay. This tool is one approach being used to increase sustainability in CSU building projects by promoting collaboration among campus users, maintenance personnel, designers, and the construction team. The key benefits of utilizing BIM include: improved coordination, constructability, and visibility (of plans), and the reduction of the number of change orders.

Trustee Linscheid complimented Ms. San Juan and her staff for their involvement and support of the Town and Gown Conference held in San Luis Obispo and the 2008 CSU Facilities Management Conference held in Los Angeles, both during the month of October, emphasizing the CSU's efforts in sustainability and public/private partnerships.

Trustee Holdsworth expressed his support and appreciation to Ms. San Juan and President Qayoumi for the implementation of the BIM process in construction management, expecting that it will prove itself to be a cost saving tool for the system.

Trustee Chandler noted the change in capital outlay priorities, which eliminates many of the seismic upgrade projects. She expressed her concern for life safety and asked if there was any way to reinstate these projects on the priority list. Ms. San Juan informed the board that CSU is working with the University of California, the California Community Colleges, and the Department of General Services to cosign a letter to the Department of Finance to explain the code design requirements and peer review process for our seismic strengthening projects, and clarify any perceived differences between the three segments. It is hoped that this approach will improve support for CSU's proposed seismic strengthening program and specific identified projects.

Trustee Chandler asked Trustee Linscheid for follow up on this topic (seismic strengthening) in the future.

Chair Bleich thanked Ms. San Juan for her presentation on BIM and keeping the board informed on innovative tools in the design and construction arena.

The committee recommended approval by the board on the proposed resolution (RCPBG 11-08-17).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2008-2009 Capital Outlay Program, Non-State Funded

Presentation by

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests approval to amend the 2008-2009 non-state capital outlay program to include the following two projects:

1. California State University, Fullerton		
Department of Psychology Remodel	PWCE	\$3,379,000

California State University, Fullerton wishes to proceed with the design and construction of the sixth floor (17,700 GSF) of the Humanities and Social Science Building (#7) for the Department of Psychology. The proposed project will remodel the space to modernize outdated facilities, building a mix of faculty and support offices, lecture space, instructional laboratories, seminar/conference room, graduate research laboratories, and a small animal facility.

The project will remodel and enlarge the animal facility to meet current building codes, redesign restrooms to meet ADA standards, and improve HVAC distribution and controls. The revised floor plan will increase assignable space by improved efficiencies.

The project will be funded from CERF (Continuing Education Revenue Funds).

2. California State University, San Bernardino		
Land Lab Observatory	PWC	\$2,997,000

California State University, San Bernardino wishes to proceed with the design and construction of a 2,850 GSF Land Lab Observatory (#50A). The observatory building will be constructed at the top of Little Badger Hill, located near the northern boundary of the campus. The facility will consist of an observatory, research space, storage area, and restrooms. The project will also construct an access road, two accessible parking spaces, and supporting utility infrastructure. The observatory will feature two domed towers: one tower will house a 20-inch optical telescope equipped with a research-grade digital camera and a spectrometer for student laboratories and

research projects. The second tower will house the university's existing 12-inch optical telescope coupled with a digital camera and an array of filters for day and night viewing.

This project will be funded from donor funds.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2008-2009 non-state funded capital outlay program is amended to include: 1) \$3,379,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fullerton, Department of Psychology Remodel project; and 2) \$2,997,000 for preliminary plans, working drawings, and construction for the California State University, San Bernardino, Land Lab Observatory project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2008-2009 Capital Outlay Program, State Funded

Presentation by

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests approval to amend the 2008-2009 state capital outlay program to include the following project:

California State University, Dominguez Hills Cogeneration Plant and Lighting Upgrades	PWC	\$10,547,000
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California State University, Dominguez Hills wishes to proceed with the design and construction of a Cogeneration Plant and implementation of energy conservation improvements to the campus utilities infrastructure. The proposed project will install a 2.4 MW high efficiency natural gas fired reciprocating engine-generator and absorption chiller. The plant will be located adjacent to the campus's existing central plant where it will generate electrical power and produce chilled and heating hot water for campus consumption. The proposed project will also provide upgrades and energy conservation improvements to the campus utilities infrastructure that include interior and exterior retrofits to lighting systems in numerous classrooms and parking lots campuswide.

The project will be funded using equipment-lease financing and energy incentives structured to provide an estimated 12 year payback net operating costs, principal payments and interest. The equipment-lease will be repaid from the projected annual avoided utility costs.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2008-2009 state funded capital outlay program is amended to include \$10,547,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills, Cogeneration Plant and Lighting Upgrades Project.

State Funded Capital Outlay Program 2009/10 Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 5320 and Equipment Price Index 2894

Rank Order	Category	Campus	Project Title	Trustees' Request			Federal Economic Stimulus Request		Governor's Budget	
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW	3,784,000 (a)	PWC	60,930,000 (a)		
2	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000 (a)	C	47,169,000 (a)	C	48,453,000 (b)
3	IB	Stanislaus	Science I Renovation (Seismic)	422	C	17,482,000 (a)	C	17,482,000 (a)		
4	IB	San José	Spartan Complex Renovation (Seismic)	62	PWC	49,659,000 (a)	PWC	49,659,000 (a)		
5	II	Channel Islands	West Hall	555	PWC	37,018,000 (a)	PWC	37,018,000 (a)	PWC	37,137,000 (b)
6	II	Chico	Taylor II Replacement Building	751	PWC	55,962,000 (a)	PWC	55,962,000 (a)	PWC	57,185,000 (b)
7	IB	Sacramento	Science II, Phase 2 ◊	-1,121	PWC	97,323,000 (a)	PWC	97,323,000 (a)	PWC	97,921,000 (b)
8	IB	Long Beach	Peterson Hall 3 Replacement	N/A	E	4,828,000			E	4,828,000 (c)
9	IB	Los Angeles	Science Replacement Building, Wing B	N/A	E	4,142,000			E	4,142,000 (c)
10	IB	Los Angeles	Corporation Yard and Public Safety ◊	N/A	E	765,000			E	765,000 (d)
11	II	San Marcos	Social and Behavioral Sciences Building	N/A	E	1,941,000			E	1,941,000 (c)
12	II	Sonoma	Green Music Center	N/A	E	2,500,000	CE	18,000,000	E	2,500,000 (c)
13	II	Pomona	College of Business Administration	N/A	E	1,969,000			E	1,969,000 (e)
14	II	San Francisco	School of the Arts/Font Street Property	N/A	A	12,382,000				
15	II	Fresno	Faculty Office/Lab Building	N/A	PWC	10,023,000	PWC	10,023,000		
16	II	San Francisco	Creative Arts Building, Phase I ◊	240	PWC	55,782,000	PWC	55,782,000		
17	IA	Pomona	CLA Seismic Upgrade and Remediation ◊	N/A	PWC	32,497,000	PWC	32,497,000		
18	II	San Bernardino	Theatre Arts Addition	205	PWC	60,506,000	PWC	60,506,000	PWC	60,506,000 (b)
19	IB	Fullerton	Physical Services Complex Replacement	N/A	PWC	23,781,000	PWC	23,781,000	PWC	23,781,000 (b)
20	IA	Statewide	Minor Capital Outlay		PWC	25,000,000	PWC	100,000,000		
20	IA	Statewide	Minor Capital Outlay - Accessibility (ADA)	N/A			PWC	100,000,000		
21	IA	Statewide	Capital Renewal	N/A	PWC	50,000,000	PWC	200,000,000		
22	IA	Statewide	Mitigation of Off-Campus Impacts	N/A	PWC	15,000,000	PWC	15,000,000		
23	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PWC	4,385,000	PWC	4,385,000		
24	IB	Los Angeles	Utilities Infrastructure	N/A	P	441,000	PWC	15,000,000		
25	IB	Long Beach	Liberal Arts 2, 3, 4 Replacement Building	512	P	1,258,000	PWC	58,209,000		
26	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	478,000	PWC	23,044,000		
27	II	Bakersfield	Humanities Complex, Phase I	140	P	441,000	PWC	22,062,000		
28	II	Sonoma	Professional Schools Building	513	P	678,000	PWC	30,047,000		
29	IB	Stanislaus	Library Addition and Renovation, Phase I	N/A	P	1,122,000	PWC	46,489,000		
30	IA	Humboldt	Seismic Upgrade, Theatre Arts	N/A	PWC	4,164,000	PWC	4,164,000		
31	IB	San Diego	Physical Plant Storage Relocation	N/A	PWC	2,767,000	PWC	2,767,000		
32	IA	Fullerton	Off-Campus Center Acquisition	N/A	S	1,557,000				
			Subtotal	489		\$ 626,804,000		\$ 1,187,299,000		\$ 341,128,000
33	IB	Monterey Bay	Military Base Conversion (Fort Ord) - Demo/Infrastructure				PWC	45,000,000		
34	IB	San Francisco	Military Base Conversion (Tiburon*) - Demo/Infrastructure				PWC	2,857,000		
35	IB	Sacramento	Youth Correctional Facility Conversion - Demolition				PWC	5,000,000		
36	II	San Marcos	Public Safety/Emergency Operations Center ◊				WC	7,600,000		
37	IB	Pomona	Administration Replacement Building				WC	44,000,000		
38	II	Channel Islands	Entrance Road, Phase 2 Flood Mitigation/ Fields				PWC	15,000,000		
39	II	San Marcos	Infrastructure - Fields/Courts				PWC	5,000,000		
40	IB	Dominguez Hills	Cogeneration System				PWC	8,500,000		
41	IB	Maritime Academy	Infrastructure - Roads/Fields				PWC	500,000		
			Subtotal	0		\$ -		\$ 133,457,000		\$ -
			Grand Total	489		\$ 626,804,000		\$ 1,320,756,000		\$ 341,128,000

Notes:
 (a) Cost Estimates are at Engineering News Record California Construction Cost Index 5179 and Equipment Price Index 2894
 (b) Funded by Lease Revenue Bond Funds
 (c) Higher Education Capital Outlay Bond Fund (HECOBF) of 2004
 (d) Funded by HECOBF of 1998
 (e) Funded by HECOBF of 2006

◊ This project is dependent upon state and non-state funding.
 * Former Naval Depot

Categories:
 I. Existing Facilities/Infrastructure
 A. Critical Infrastructure Deficiencies
 B. Modernization/Renovation
 II. New Facilities/Infrastructure

Phases: A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2009-2010 State Funded Capital Outlay Program—Governor's Budget

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item will present a comparison between the trustees' 2009-2010 state funded capital outlay program request, the CSU federal economic stimulus request, and the funding level included in the governor's budget, as shown in Attachment A.

Background

The California State University's proposed State Funded 2009-2010 Capital Outlay Program was presented at the September 2008 Board of Trustees' meeting. Due to the uncertainty of the final 2008-2009 capital program at that time, the trustees approved the entire State Funded Priority List (37 projects) of \$850.6 million for the 2009-2010 capital outlay program. Subsequently, the legislature supported the use of lease revenue bonds (LRB) to fund five economic stimulus projects from this list totaling \$223.7 million as part of the final 2008-2009 capital program for a total of \$295.9 million. Based on this level of funding for the 2008-2009 capital program, the remaining unfunded projects comprising the 2009-2010 capital outlay program priority totaled \$626.8 million.

Federal Economic Stimulus Projects

In response to the Office of the Governor, the CSU submitted projects for consideration in the federal economic stimulus program, included in Attachment A. The list was based on the 2009-2010 capital program request, with increases in the systemwide programs of Minor Capital Outlay and Capital Renewal to improve accessibility, upgrade classrooms and laboratories, and replace aging building systems. The systemwide programs allow a broader distribution of funds across campuses, promotes investment to renew our aging facilities infrastructure, and improves our ability to secure energy efficiency grant funds. In addition, projects that could move to construction quickly were added to increase the number of projects that could be "shovel ready" in roughly 120 days or less.

Governor's Budget

The Governor's Budget, also shown on Attachment A, proposes a total capital outlay program of \$341,128,000. The primary fund source is leave revenue bond (LRB) funds of \$324,983,000 to fund six projects to renovate existing buildings or to construct new facilities. Remaining balances in General Obligation bond funds of \$16,145,000 are identified to fund six equipment requests.

The projects selected by the administration for funding reflect the preference for new buildings, or wholly renovated existing buildings based on the use of LRB funds. Similarly, the systemwide programs for Minor Capital Outlay, Capital Renewal, and Off-Site Mitigation are not eligible for LRBs due to financing requirements.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Report on Suspended State Funded Design and Construction Projects

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This report provides a summary of state funded projects that have been suspended as a result of the California State Pooled Money Investment Board recommendations of December 17, 2008 to freeze disbursements on General Obligation (GO) and Lease Revenue Bond (LRB) funded projects.

Background

The Pooled Money Investment Board is chaired by the State Treasurer, and includes the State Controller and the State Director of Finance. The legislature enacted Assembly Bill 55, Chapter 6, Statutes of 1987 in response to the Federal Tax Reform Act of 1986 to simplify compliance with federal tax laws and provide state departments quick access to project funds by eliminating the wait for bond sales. AB 55 authorized the Pooled Money Investment Account (PMIA) to make loans for state bond programs, and to prepay or replace existing financing. Loan amounts disbursed for eligible project expenditures are repaid from the proceeds of either a long-term state bond issue or the issuance of commercial paper notes. The ability of the State to access the market to sell bonds forms the basis for making AB 55 loans.

Historically, the State has issued GO bonds about six times per year, issued GO Commercial Paper (CP) Notes three to four times per month, and issued LRB five times per year. However, due to the delayed enactment of the 2008-09 state budget and the state's current fiscal crisis, the State Treasurer's Office has been unable to issue GO bonds or LRB since June 2008, and has not issued CP Notes since September 2008.

The PMIA also provides cashflow loans to the General Fund. The Department of Finance's cashflow projections show that the state would run out of money in February 2009 absent corrective actions by the legislature and the governor. Typically, construction expenditures do not reduce the availability of cash for General Fund operations, but with the lack of access to the bond market, AB 55 loans are competing with the same funds used for state operations.

As a result, the PMIB recommended the following to conserve cash in order to meet the operational need for higher priorities, such as schools, debt service, special funds, and others.

1. Direct all agencies to (1) immediately cease entering into any new construction, grant, loan or other agreements that commit the expenditure of funds pursuant to AB 55 loans; and (2) immediately instruct all grant or loan recipients of GO bond funds to cease from entering into any new construction or other agreements or contracts that would be funded from GO bond funds.
2. Convene a PMIB meeting in early January 2009.
3. Approve all AB 55 loan renewals on the December 17, 2008 agenda for the amount of the existing loan amount without any increases (unless needed to fund accrued interest and administrative costs such as state employee salaries).
4. Request staff of the Department of Finance's Capital Outlay Unit and the State Treasurer's Public Finance Division to consult with the administrators of all outstanding AB 55 loans and present a recommendation at the meeting to be held in January 2009 for winding down each loan in a manner that will reduce future loan expenditures to the greatest extent possible without subjecting the state to unacceptable penalties or legal action. The cumulative future disbursements after December 17, 2008 should not exceed \$500 million in order to keep the available Pool balance from going negative by June 2009.
5. Freeze disbursements, with the exception of accrued interest and necessary administrative costs (such as state employee salaries), of all existing AB 55 loans pending the recommendation of staff and action taken by the PMIB at the January 2009 meeting, and request staff of the State Treasurer's Public Finance Division to notify agencies and departments with AB 55 loans of the freeze.

Consistent with these recommendations, the Department of Finance issued Budget Memo 08-33, also noting that department requests for exemptions will be reviewed on a case-by-case basis to determine if continued funding is appropriate or feasible, and any legal liability, fines or penalties that may result from the project suspension.

Impact to CSU Projects

As a result of the Budget Memo, the quantity of statewide projects, and value of bond projects underway across all state agencies, on December 24, 2008, Vice Chancellor Ben Quillian directed all campuses to suspend design and construction contracts and implement an orderly shutdown of construction projects to the extent possible. Attachment A, General Obligation Bond and Lease Revenue Bond Funded Projects Subject to Disbursement Freeze, is a list of all state-funded projects impacted by the state fiscal crisis that totals \$848,115,295. This includes major capital outlay projects, capital renewal projects (typically \$3 million or less), minor capital outlay projects (less than \$400,000), as well as five projects approved in September 2008 as part of the State's Economic Stimulus package.

This emergency action by the state to freeze disbursements is unprecedented. More than 130 CSU projects are impacted by this suspension, with many projects well underway and difficult to halt with no notice. The CSU has projects at every phase of design and construction that are being suspended for what is hoped to be less than 90 days. The CSU has sought Department of Finance's consideration to exempt 26 of our projects in order to complete projects such as the Northridge Science I Replacement Building, the Fresno Library Addition and Renovation, the Long Beach Peterson Hall 3 Replacement Building, the San Francisco Joint Library Project, as well as smaller projects that are in the middle of replacing air handlers, fire alarms and boilers.

With all state bond funds impacted, it is not likely the CSU will receive the \$68 million requested to pay for November and December contractor invoices that are being rejected by the Controller. As such, in order to promote an orderly shutdown, to protect the work completed to date and the state asset, and to help mitigate the contractor bills that would otherwise go unpaid due to the state's inaction, the campuses have been given approval to use student fee revenue to fund roughly \$28 million in invoices for work performed in November 2008. At this time, it is unclear if the CSU will be able to front the \$40 million in contractor invoices anticipated to be received in January for the work performed in December. The Chancellor's Office is working with each campus to identify anticipated invoice dates, consider significant adverse impacts to subcontractors and suppliers, and monitor the state's fiscal actions to best mitigate late payment penalties, avoid subcontractor bankruptcies, reduce material restocking costs, and minimize potential contractor delay claims.

The suspension puts into limbo \$135 million in donor and self-support funds currently co-funding the state projects, and jeopardizes the completion of Energy Efficiency projects for which the CSU has secured \$4.4 million in grant funds from the Investor Owned Utilities. The work suspension is not anticipated to negatively impact the \$55 million in Energy Efficiency projects that are being financed through utility cost savings. In addition, the suspension does not impact our Systemwide Revenue Bond-financed projects currently totaling \$2.2 billion to construct projects such as student housing, parking, and recreation centers.

**California State University
 General Obligation Bond and Lease Revenue Bond Funded Projects Subject to Disbursement Freeze**

List of projects with funds frozen by the State Controller's Office. List includes Major Capital Outlay, Capital Renewal, and Minor Capital Outlay.
 The CSU asked for Priority 1 and 2 projects be exempted from the freeze which took effect December 17, 2008.

<u>No.</u>	<u>Priority</u>	<u>Campus</u>	<u>Fund</u>	<u>Project Title</u>	<u>Phase Funded</u>	<u>Year</u>	<u>11-30-08 Budget Balance Available *</u>
1	3	Bakersfield	6048	Art Center & Satellite Plant	P	07	50,200
2	3	Bakersfield	6048	Boiler Renewal	PWC	07	19,000
3	1	Bakersfield	6041	Math & Computer Science Building	PWC	04	446,172
	3	Bakersfield	6048	Mathematics & Comp Sci. Building	E	07	686,000
4	2	Bakersfield	6041	Nursing Renovation	PWC	06	1,799,000
	3	Bakersfield	6048	Nursing Renovation	E	07	221,000
5	3	Bakersfield	6048	Replace Roof, Phase II	PWC	06	31,709
6	3	Channel Islands	6048	Classroom & Faculty Office Reno	PW	07	1,010,601
7	3	Channel Islands	6048	Entrance Road	W	07	599,000
	3	Channel Islands	6048	Entrance Road	C	08	23,822,000
8	3	Channel Islands	6041	Infrastructure Improvements, Phases IAB	PW	06	15,000
	2	Channel Islands	6048	Infrastructure Improvements, Phases IAB	C	07	44,000,000
9	3	Channel Islands	6048	John Spoor Broome Library	E	07	319,000
10	3	Channel Islands	6048	Nursing Facility Improvements	PWCE	07	68,000
11	3	Channel Islands	6048	Telecom Renewal, Window Repl	PWC	07	276,000
12	3	Channel Islands	6048	Window Removal and Renewal	PWC	06	475,000
13	3	Chico	6048	Chiller Replacement, Phase II	PWC	06	1,482,039
14	3	Chico	6048	Roof Replacements-Butte Hall, Plumas Hall, etc.	PWC	07	2,332,000
15	1	Chico	6028	Student Service Center	PWC	06	3,687,787
	3	Chico	6041	Student Service Center	E	08	1,110,000
16	2	Dominguez Hills	6048	Educational Resources Center	C	07	33,353,995
	3	Dominguez Hills	6028	Educational Resources Center	E	08	3,664,000
17	3	Dominguez Hills	6048	Electrical Infrastructure, Phase II	PWC	06	924,756
18	3	Dominguez Hills	6048	Nursing Facility Improvements	PWCE	07	1,573,886
19	3	Dominguez Hills	6048	Waterline Renewal	PWC	07	1,099,627
20	3	East Bay	6048	Electrical Infrastructure	PWC	07	1,920,000
21	3	East Bay	6048	Nursing Facility Improvements	PWC	07	260,000
22	3	East Bay	6048	Plumbing System Upgrade	PWC	06	1,335,915
23	2	East Bay	6048	Student Services Replacement Building	C	06	16,923,000
	3	East Bay	6041	Student Services/Admin Replacement Building	E	08	1,963,000
24	3	Fresno	6048	HVAC Renewals	PWC	07	2,287,000
25	1	Fresno	6041	Library Addition & Renovation	PWC	05	10,904,000
	2	Fresno	6048	Library Addition & Renovation	E	07	6,871,000
26	3	Fresno	6048	Nursing Facility Improvements	PWCE	07	1,186,000
27	3	Fullerton	6041	College of Business & Economics	PWC	04	112,023
	3	Fullerton	6048	College of Business & Economics	E	07	422,811
28	3	Fullerton	6048	HVAC Improvements	PWC	07	2,836,000
29	3	Fullerton	6048	HVAC Improvements	PWC	06	221,061
30	3	Fullerton	6048	Nursing Facility Improvements	PWCE	07	83,627
31	3	Humboldt	6028	Behavioral & Social Sciences, Phase I	PWC	02	2,086,409
	3	Humboldt	6048	Behavioral & Social Sciences	E	06	107,184
32	3	Humboldt	6041	Forbes PE Complex Renovation	PWC	05	3,773,000
	3	Humboldt	6048	Forbes PE Complex Renovation	E	07	429,397
33	3	Humboldt	6041	Mai Kai Land Acquisition	PWC	05	1,101,378
34	3	Humboldt	6048	Nursing Facility Improvements	PWCE	07	1,107,974
35	3	Humboldt	6048	Selective System Renewal in Nelson Hall	PWC	07	1,295,564
36	3	Humboldt	6048	Selective Systems Upgrade	PWC	06	13,543
37	3	Long Beach	6048	HVAC & Elect System Renovation	PWC	07	906,703
38	3	Long Beach	6048	HVAC Replacement	PWC	06	185,853
39	3	Long Beach	6041	Library Addition & Renovation	PWC	05	77,667
	3	Long Beach	6048	Library Addition & Renovation	E	07	215,221
40	3	Long Beach	6048	Nursing Facility Improvements	PWCE	07	2,202,670

<u>No.</u>	<u>Priority</u>	<u>Campus</u>	<u>Fund</u>	<u>Project Title</u>	<u>Phase Funded</u>	<u>Year</u>	<u>11-30-08 Budget Balance Available *</u>
41	2	Long Beach	6048	Peterson Hall 3 Replacement	C	06	83,493,635
42	2	Los Angeles	6041	Corporation Yard and Public Safety Building	PW	06	121,359
	3	Los Angeles	6048	Corporation Yard & Public Safety	C	07	15,738,725
43	3	Los Angeles	6048	Fire Alarm & Sprinkler Repl	PWC	07	1,922,496
44	3	Los Angeles	6028	Forensic Science Building	E	08	575,000
45	3	Los Angeles	6048	Lighting/Elect/Elevator/Library So/HVAC	PWC	06	2,004,286
46	2	Los Angeles	0660	Science Replacement Wing A	PWC	02	295,278
	3	Los Angeles	6041	Science Replacement Bldg. - Wing A	E	05	539,294
47	2	Los Angeles	6048	Science Replacement Bldg. Wing B	WC	07	43,942,904
48	1	Maritime Academy	6048	Boiler Renewal	PWC	07	917,154
49	1	Maritime Academy	6048	Campuswide Fire Alarm and Roof Replacement	PWC	06	259,758
50	3	Maritime Academy	6041	Land Acquisition	A	04	11,732
51	2	Maritime Academy	6041	Simulation Center	PWC	04	380,000
	2	Maritime Academy	6048	Simulation Center	E	06	163,151
	3	Maritime Academy	6048	Simulation Center	E	06	450,127
52	3	Monterey Bay	6041	Infrastructure Improvements	PWC	04	2,581,773
53	3	Monterey Bay	6048	Infrastructure Improvements	PWC	06	130,177
54	2	Monterey Bay	0660	Library	PWC	02	678,397
	3	Monterey Bay	6028	Library	E	07	2,644,845
55	3	Monterey Bay	6048	Storm Water/Sewer Replacement	PWC	06	628,259
56	3	Monterey Bay	6048	Traffic Circulation Infrastructures	PWC	07	481,687
57	3	Northridge	6048	Campus Utility Infrastructure	PWC	06	54,935
58	3	Northridge	6048	Fuel Cell Satellite Plant Improvement	PWC	07	1,487,117
59	2	Northridge	6048	Performing Arts Center	WC	06	36,639,472
	3	Northridge	6041	Performing Arts Center (Group II Equip)	E	08	6,006,810
60	1	Northridge	6041	Science I Replacement	PWC	04	14,991,053
	3	Northridge	6041	Science I Replacement	E	08	4,288,138
61	3	Pomona	6048	College of Business Administration	WC	07	813,749
62	3	Pomona	6048	Fire Alarm System Renewal, Ph. II	PWC	06	48,681
	3	Pomona	6028	Library Addition & Renovation - PWC	W	02	8,253
63	3	Pomona	6041	Library Addition & Renovation	PWC	05	1,300,252
	3	Pomona	6048	Library Addition & Renovation	E	07	1,875,000
64	3	Pomona	6048	Lower Water Reservoir Renovation	PWC	07	1,082,925
65	3	Pomona	6041	Science Renovation (Seismic)	PWC	04	914,201
	3	Pomona	6048	Science Renovation	E	07	2,646,846
66	3	Sacramento	6048	HVAC/Electrical Renewal Phase I	PWC	06	372,000
67	3	Sacramento	6048	Mechanical Renovation 1st Floor at Shasta Hall	PWC	07	1,781,000
68	2	San Bernardino	6041	Access Compliance Barrier Removal	PWC	08	10,510,000
69	3	San Bernardino	6041	College of Education	PWC	04	2,558,977
	3	San Bernardino	6048	College of Education	E	06	1,172,120
70	3	San Bernardino	6048	Nursing Facility Improvements	PWCE	07	1,305,462
71	3	San Bernardino	6048	Palm Desert Off-Campus, Phase III	E	07	445,176
72	3	San Bernardino	6048	Replace Deck at Pfau Library	PWC	07	1,298,734
73	3	San Bernardino	6048	Science Buildings Renov/Add, Phase II	PWC	06	249,332
74	3	San Bernardino	6048	Science Bldgs Renov, Phase II	E	06	914,939
75	3	San Diego	6048	HVAC/Electrical Renewal Phase II	PWCE	06	404,189
76	1	San Diego	6048	Mechanical, Phase II at Love Library	PWCE	07	2,716,532
77	3	San Diego	6041	Social Science, Art Gallery, Parking Structure	E	05	273,966
78	3	San Diego	6048	Storm/Nasatir Halls Renovation	PW	07	1,482,158
79	3	San Diego	6028	Telecommunications Infrastructure	WC	02	1,344,687
80	3	San Francisco	6048	Fire Alarm System Renewal at Thornton Hall	PWC	07	3,713,625
81	3	San Francisco	6048	HVAC Renewal, Phase I	PWC	06	1,055,922
82	2	San Francisco	0660	Joint Library	PWC	02	99,819,162
83	3	San Francisco	6048	Nursing Facility Improvements	PWCE	07	754,232

**California State University
 General Obligation Bond and Lease Revenue Bond Funded Projects Subject to Disbursement Freeze**

<u>No.</u>	<u>Priority</u>	<u>Campus</u>	<u>Fund</u>	<u>Project Title</u>	<u>Phase Funded</u>	<u>Year</u>	<u>11-30-08 Budget Balance Available *</u>
84	1	San Francisco	6028	Telecommunications Infrastructure	PWC	07	6,674,277
85	3	San Jose	6048	BC BT/IS Ceramics Lab Renovation	PWC	06	3,716,986
86	3	San Jose	6048	Bldg./HVAC/Electrical Renewal	PWC	07	486,705
87	3	San Luis Obispo	6048	Center for Science	P	06	12,390
	3	San Luis Obispo	6048	Center for Science	W	07	1,129,402
88	3	San Luis Obispo	6048	Engineering & Arch. Renov & Repl Ph II	E	06	1,965,063
89	3	San Luis Obispo	6041	Engineering & Arch. Renov & Repl Ph IIB	PWC	04	320,065
	3	San Luis Obispo	6041	Engineering & Arch. Renov & Repl Ph IIB	E	05	199,202
90	2	San Luis Obispo	6048	Mott Pool Replacement	PWC	07	3,150,327
91	3	San Luis Obispo	6048	Mustang Substation	PWC	06	1,473,580
92	3	San Marcos	6041	Academic Hall II, Building 13	E	04	5,898
93	3	San Marcos	6041	Craven Hall Renovation	PWC	05	3,100
94	3	San Marcos	6048	Nursing Facility Improvements	PWCE	07	1,581,546
95	3	San Marcos	6048	Social & Behavioral Science Bldg	P	06	38,000
	3	San Marcos	6048	Social & Behavioral Science Bldg	WC	07	35,374,023
96	3	Sonoma	6048	Chiller Replacement #2	PWC	06	111,215
97	3	Sonoma	6048	Music/Faculty Office Bldg	E	07	445,063
98	3	Sonoma	6048	Schulz Heating System	PWC	07	374,184
99	2	Stanislaus	6048	15 KVA Replacement, Phase I	PWC	06	428,712
100	1	Stanislaus	6048	Air Handler Replacement	PWC	07	528,102
101	3	Stanislaus	6048	Science I Renovation (Seismic)	PW	07	775,720
	2	Stanislaus	6041	Science II (Seismic)	E	05	74,251
	3	Stanislaus	6048	Science II (Seismic)	E	06	744,728

Total Major Capital Outlay and Capital Renewal Funds Frozen \$ 605,795,991

State Economic Stimulus Projects September 2008 (PMIB loans on hold)

102		Bakersfield	660	Art Center & Satellite Plant	WC	08	17,681,000
103		Channel Islands	660	Classroom & Faculty Office Renovation	C	08	29,686,000
104		Maritime Academy	660	Physical Education Replacement	PWC	08	34,751,000
105		Monterey Bay	660	Academic II	PWC	08	40,599,000
106		San Luis Obispo	660	Center for Science	C	08	101,071,000

Total September 2008 State Economic Stimulus LRB on Hold \$ 223,788,000

<u>No.</u>	<u>Priority</u>	<u>Campus</u>	<u>Fund</u>	<u>Project Title</u>	<u>Phase Funded</u>	<u>Year</u>	<u>11-30-08 Budget Balance Available *</u>
Minor Capital Outlay Funds Frozen (Project that cost \$400,000 or less)							
107		Bakersfield		Minor Capital Outlay	PWC		374,022
108		Channel Islands		Minor Capital Outlay	PWC		531,014
109		Chico		Minor Capital Outlay	PWC		1,956,035
110		Dominguez Hills		Minor Capital Outlay	PWC		284,133
111		East Bay		Minor Capital Outlay	PWC		1,158,000
112		Fresno		Minor Capital Outlay	PWC		898,560
113		Fullerton		Minor Capital Outlay	PWC		368,116
114		Humboldt		Minor Capital Outlay	PWC		129,045
115		Long Beach		Minor Capital Outlay	PWC		630,052
116		Los Angeles		Minor Capital Outlay	PWC		1,055,780
117		Maritime Academy		Minor Capital Outlay	PWC		127,824
118		Monterey Bay		Minor Capital Outlay	PWC		610,284
119		Northridge		Minor Capital Outlay	PWC		1,112,296
120		Pomona		Minor Capital Outlay	PWC		683,552
121		Sacramento		Minor Capital Outlay	PWC		2,132,173
122		San Bernardino		Minor Capital Outlay	PWC		549,460
123		San Diego		Minor Capital Outlay	PWC		654,860
124		San Francisco		Minor Capital Outlay	PWC		100,041
125		San Jose		Minor Capital Outlay	PWC		872,512
126		San Luis Obispo		Minor Capital Outlay	PWC		64,180
127		San Marcos		Minor Capital Outlay	PWC		388,929
128		Sonoma		Minor Capital Outlay	PWC		354,619
129		Stanislaus		Minor Capital Outlay	PWC		452,018
130		Systemwide		Minor Capital Outlay	PWC		3,043,798
Total Minor Capital Outlay Funds Frozen							\$ 18,531,304
Grand Total All CSU Projects Frozen or on Hold							\$ 848,115,295

* Some campuses provided mid December balances to reflect State Controller's Office payments made prior to 12/17/08.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS, AND GROUNDS

Approval of Schematic Plans

Presentation By

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design, and Construction

Summary

Schematic plans for the following project will be presented for approval:

California Polytechnic State University, San Luis Obispo—Recreation Center Expansion
Constr. Mgr. at Risk Contractor: Sundt Construction
Project Architect: Cannon Architects

Background and Scope

California Polytechnic State University, San Luis Obispo proposes to construct an addition of 95,014 GSF to the existing Recreation Center (#43), which will have 64,199 GSF remaining after demolishing 27,360 GSF, for a total new gross square footage of 159,213. In addition to the existing four-court gymnasium, the project will add a lobby, a two-court gymnasium, a multi-activity court, a weight/fitness area, exercise rooms, a wellness center, an indoor jogging track, a leisure pool and administrative offices. It also will renovate the existing locker rooms and swimming pool mechanical space, as well as incorporate a new roof and updated HVAC equipment.

The new portion of the building will align with the existing buildings on the north, east and south sides. The Recreation Center was built in 1993 for a campus headcount of 17,382 and an on campus resident population of 2,838 students. The current campus headcount of 19,249 and on campus resident population of 6,308 students exceeds facility capacity and necessitates modifications to accommodate the growth and transition in program demands.

The floor-to-floor height of twelve feet on the second floor in the existing building will be raised to a height of eighteen feet to create a dynamic space for the renovated fitness rooms. The new building structure is anticipated to be a combination of cast-in-place concrete and steel frame. Due to the varying roof heights and openings in the second floor, the building will be seismically separated into four distinct structures. The exterior skin will be a combination of glass window

walls, cast in place concrete, prefinished solid and perforated metal panels and a standing seam metal roof.

The building is being designed to achieve a LEED silver certification. Sustainable features will include natural lighting using clearstory windows, energy efficient HVAC/lighting system, low water use fixtures, the use of low emitting materials, certified wood products and 75 percent diversion of construction waste.

Timing (Estimated)

Preliminary Drawings Completed	April 2009
Working Drawings Completed	August 2009
Construction Start	October 2009
Occupancy	September 2011

Basic Statistics

Existing Building Area	91,559 square feet
Existing Building Area Demolition	27,360 square feet
Remaining Existing Building Area for Renovation	64,199 square feet
New Gross Building Area	95,014 square feet
Efficiency	71 percent

Cost Estimate - California Construction Cost Index 5179

New Building Cost (\$373 per GSF) \$35,472,000

<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 25.48
b. Shell (Superstructure and Enclosure)	\$ 152.58
c. Interiors (Partitions and Finishes)	\$ 47.34
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 98.75
e. Equipment and Furnishings	\$ 14.01
f. Special Construction and Demolition	\$ 3.68
g. General Conditions	\$ 31.49

Existing Building Cost (\$128 per GSF) 8,237,000

Site Development (includes landscaping) 8,792,000

Construction Costs \$52,501,000

Fees, Contingency, Services	<u>17,377,000</u>
Total Project Cost (\$439 per GSF)	\$69,878,000
Group II Equipment	<u>1,250,000</u>
Grand Total	<u>\$71,128,000</u>

Cost Comparison

The project's building cost of \$373 per GSF for new construction is slightly greater than the \$368 per GSF for the Recreation and Wellness Center at CSU East Bay, approved in November 2008 at CCCI 5179. Factors contributing to the higher cost of the project are the result of the highly articulated exterior enclosure and clearstory windows comprised of curtain wall and insulated metal panel, as well as basement construction.

Funding Data

A student referendum in February 2008 approved the Recreation Center expansion and an associated fee increase of \$65 per quarter. The fee will not begin until the completion of the construction and the interest during construction will be capitalized. The project will be financed via the issuance of bonds through the CSU Systemwide Revenue Bond Program, which will be repaid from the student fees.

California Environmental Quality Act (CEQA) Action

It has been determined through the CEQA initial study process that the Recreation Center expansion project will not have the potential for a significant impact on the environment and as such a Negative Declaration has been completed. The Initial Study/Negative Declaration (ND) was filed with the State Clearinghouse November 7, 2008 in accordance with the California Environmental Act. The 30-day public review period ended on December 8, 2008. As a result of the publication of the Draft ND and the 30-day public review period, no adverse comments were received. The copy of the negative declaration is available at the following website address http://www.facilities.calpoly.edu/campusprojects/project_news.htm.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees for the California State University, that:

1. The board finds that the Initial Study/Negative Declaration for the California Polytechnic State University, San Luis Obispo, Recreation Center expansion

project was filed with the State Clearinghouse on November 7, 2008 pursuant to the requirements of the California Environmental Quality Act.

2. With adoption and implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
3. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
4. The chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
5. The schematic plans for the California Polytechnic State University, San Luis Obispo, Recreation Center expansion project are approved at a project cost of \$71,128,000 at CCCI 5179.